



MAYOR AND COUNCIL AGENDA

NO. //

DEPT.: Community Planning and Development Services DATE PREPARED: 6/24/05
STAFF CONTACT: Linda MacDermid, Chief of ISD FOR MEETING OF: 7/11/05

SUBJECT: Adoption of Resolution to revise and establish fees for licenses, permits, inspections and certifications required by Chapter 5 (Buildings and Building Regulations) of the Rockville City Code, including building, plumbing, electrical and mechanical permits, licenses and inspection fees, and other related fees.

RECOMMENDATION: Adoption of Resolution with effective date of July 18, 2005. This will allow sufficient time for permit fees to be updated in the permit issuance software program.

DISCUSSION: Construction related permit fees in the Inspection Services Division have not been adjusted since 1997. A Cost of Services Study commissioned by the City in late 1999 and prepared by DMG-MAXIMUS, Inc. showed that at the time revenues from permit and inspection fees exceeded the amount needed to support the related activities. At the time, it was recommended that no changes be made to the fee structure. During the FY2006 budget process, staff reviewed the permit and inspection fees, and compared them to similar charges in neighboring jurisdictions. In most cases it was found that our fee amounts were well below those in Montgomery County and the City of Gaithersburg.

Attached for review and adoption is a Resolution which will increase many of the Inspection Services' permit and inspection fees. The most significant changes are to the building permit fee for new single-family dwellings, new non-residential (commercial and office construction) and multi-family buildings. Electrical, Plumbing and Mechanical fees are proposed to increase a small amount. While permit fees for existing residential projects such as decks and additions will also increase, the increase will be modest.

Also attached is a comparison chart showing select permit fees in Rockville, Gaithersburg, and Montgomery County. In most instances, the proposed Rockville fee is lower than, or very close to, the fees in these other jurisdictions. Based on past permit activity, it is anticipated that the proposed fee increases will result in approximately \$70,000 in additional revenue for the types of permits shown on the comparison chart. There will be an additional, smaller amount of revenue generated by the increase in other plumbing, electrical and mechanical permit fees and licenses.

PREPARED BY:

Linda MacDermid

Linda MacDermid, Chief of ISD

APPROVED BY:

Arthur D. Chambers

Arthur D. Chambers, AICP, Director, CPDS

6/29/05

DATE

APPROVED BY:

Scott Ullery

Scott Ullery, City Manager

7/05/05

DATE:

LIST OF ATTACHMENTS:

1. Resolution
2. Fee comparison chart

Resolution No. _____ RESOLUTION:

To revise and establish fees for licenses, permits, inspections and certifications required by Chapter 5 (Buildings and Building Regulations) of the Rockville City Code, including building, plumbing, electrical and mechanical permits, licenses, and inspections, and to establish other related fees and bonding and insurance requirements

WHEREAS, by Resolution No. 27-97, the Mayor and Council established a fee schedule for the provisions of Chapter 5 of the Rockville City Code entitled "Buildings and Building Regulations"; and

WHEREAS, by Resolution Nos. 7-01, 24-01, and 15-03, the aforesaid fee schedule was amended and modified; and

WHEREAS, the Mayor and Council is desirous of further revising the schedule of fees and other related requirements for various permits and licenses required under Chapter 5 of the Rockville City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND as follows:

SECTION 1. That the following revised fee schedules, which supersede those fees previously established for permits, licenses and related inspections and certifications required by Chapter 5 of the Rockville City Code, be, and the same are, hereby established.

BUILDING RELATED FEES

A. Building Permit Fees

1. Residential: Single-Family Detached and Townhouses

- a. New Construction - \$.18 per square foot including basement, each floor, and roof.
- b. Alteration - \$.13 per square foot of affected area.

- c. Fire Repair - Nonstructural and limited structural (less than 10%) repair of fire damaged dwellings - \$85.00.
- d. Minimum Permit Fee - \$85.00
- e. Filing Fee- 25% of estimated building permit fee, minimum of \$85.00 and maximum of \$150.00 (new construction only).

2. Multi-family Residential, and all Non-residential

- a. New Construction- \$.20 per square foot including basement, each floor, and roof.
- b. Alteration - 1% of total construction costs as estimated by building official.
- c. Fire Code Review of plans when required: 10% of building permit fee, in addition to building permit fee, minimum \$50.00.
- d. Minimum Permit Fee - \$100.00
- e. Filing Fee - 10% of estimated building permit fee, minimum \$100.00, maximum \$2,000.00

3. Other Structures

- a. Structures subject to permit but not provided for herein - .005 times the estimated cost, \$100.00 minimum.
- b. Temporary construction trailers on public property - \$200.00 per year.
- c. Fence - \$15.00
- d. Swimming pool - \$200.00

4. Demolition – Existing Buildings

- a. If condemned by City and hearings have been held - \$.025 per cubic foot, minimum \$600.00.
- b. If voluntarily demolished - \$500.00

5. Miscellaneous (paid in addition to permit fees)

- a. Authorized request to commence commercial interior fit-up construction prior to permit approval - \$200.00 (quick start)
- b. Foundation-only permit - \$250.00
- c. Plan Revision after permit issuance:
 - Multi-family and non-residential - \$200.00
 - Residential - \$75.00

B. Fire Protection Permit Fees – The following fees apply to the installation of fire protection systems and license inspections for fire safety.

1. Fire Alarm & Detection System:

- a. Systems including main control panel - \$345 per floor
- b. Fire alarm devices only - \$17 per device, \$345 maximum per floor (\$115 minimum)
- c. Permit required for three (3) devices or less (Walk-thru permit) - \$25

2. Gaseous Extinguishing System - \$1.10 per pound, (\$115 minimum)
Includes controls, alarms, detection, etc.

3. Fire Sprinkler Systems and Standpipe Systems:

- a. Sprinkler system & combined standpipe (10 or more heads) - \$4.00/ head (\$115 min.)
- b. NFPA 13D sprinkler system (1&2 family) - \$100 per dwelling
- c. New Standpipe (not combined with sprinkler system) - \$200 per riser
- d. Add new Fire Hose Valve to existing system - \$50 per FHV
- e. Permit required for nine (9) heads or less (Walk-thru permit) - \$25

4. Foam Systems:

- a. Foam and sprinkler system combined - \$3.50 per head (\$100 minimum)
- b. Nozzle or applicator - \$50 per nozzle or applicator

5. Fire Pump - \$250 per pump (except limited service pump for NFPA 13D systems)

6. Water Mist System - \$0.07 for each 10 cubic feet of area protected (\$100 minimum)

7. Smoke Control System - \$350 per system

8. Wet or Dry Chemical Fire Suppression System:

- a. New or replacement system - \$230 per system
- b. Add or relocate one nozzle or more (Walk-thru permit) - \$25 per nozzle

9. License Inspection Fees:

- a. Family or Group Day Care - \$40
- b. Nursery or Day Care Center - \$80
- c. Board & Care, up to 16 residents - \$80
- d. Board & Care, more than 16 residents - \$115
- e. Private Educational - \$200
- f. Other Licenses - \$80

10. Revision to fire protection permit plan information after submission by applicant:

- a. First revision – 50% of original fee
- b. Second revision – 75% of original fee
- c. Third revision – 100 % of original fee

11. Fire Code Re-inspection / Inspector Call Back:

- a. First re-inspection - \$50
- b. Each subsequent re-inspection - \$100

12. Investigation of working without a permit: \$200 plus permit fee

PLUMBING AND MECHANICAL PERMIT FEE SCHEDULE

A. Master Plumber's and Master Gasfitter's licenses

- 1. \$100.00 per year, expires December 31 each year.
- 2. \$5,000.00 performance bond must be submitted each year on bond form supplied by City, or insurance certificate acceptable to the City.

NOTE: A plumber must be licensed in the City of Rockville to secure a permit for plumbing work.

B. Plumbing and Gas Fees

1. Contribution fees for new services (based on domestic water meter size):

<u>Meter Size*</u>	<u>Water Contribution</u>	<u>Sewer Contribution</u>
1"	\$2,000.00	\$2,200.00
1-1/2"	\$4,000.00	\$4,350.00
2"	\$6,400.00	\$7,000.00
3"	\$12,000.00	\$13,050.00
4"	\$20,000.00	\$21,750.00
6"	\$40,000.00	\$43,500.00
8"	\$64,000.00	\$69,600.00
10"	\$92,000.00	\$100,050.00

*The minimum meter size for new residential and commercial construction is one (1) inch.

2. Water meter fees

Fees for water meters, water meter parts, remote readers, and maintenance costs shall be established from time to time in writing by the City Manager.

3. Inspection fees

- a. Plumbing and gas fixtures - \$50.00 for first, \$10.00 for each additional.
- b. Replacement - \$50.00 for each water or sewer replacement on private property.
- c. Abandonment - \$50.00 for each water or sewer cap on private property (notify Water Dept. to retrieve their meter).
- d. Tap inspections - \$75.00 for each water, sewer or fire tap.

C. Mechanical Fees

1. Inspection fees

- a. Replacement equipment - \$35.00 for first unit of mechanical equipment, \$12.00 for each additional unit.

- b. New equipment, including gas line - \$55.00 for first unit, \$12.00 for each additional unit.
2. A unit of mechanical equipment is defined as follows:
- a. Heating equipment - each 100,000 BTU or 30 kw.
 - b. Cooling and refrigeration equipment - each 5 tons.
 - c. Ducts and diffusers - each 25 diffusers, registers and grilles.
 - d. Fuel tanks - each 500 gallons of capacity.
 - e. Wood stove/insert or prefab fireplace - each appliance.
 - f. Other equipment not specifically covered - each appliance.

ELECTRICAL FEE SCHEDULE

A. Master Electrician's License

- 1. \$100.00 per year (expires December 31 of each year).
- 2. Insurance requirements - one of the following options must be submitted with the license application:
 - a. \$5,000 performance bond made out in the individual's name to insure that all electrical work performed by the licensee or under the licensee's supervision shall be performed in accordance with the City's Electrical Code, and that licensee will pay all fines and penalties imposed for violations of the Electrical Code.
 - b. Proof of insurance with a minimum of \$300,000 general liability and \$100,000 property damage coverage. The individual's name must appear on the certificate and it must show the City of Rockville as the certificate holder along with the complete address of the City.
 - c. A copy of current Maryland Statewide Master Electrician's License.

B. Non-Residential

- 1. Rough wiring outlets (all switches, lights and receptacles)

- a. 1 to 50 outlets - \$40.00
- b. Each additional 25 outlets or fraction thereof - \$10.00

2. Fixtures

- a. 1 to 50 fixtures - \$40.00
- b. Each additional 25 fixtures or fraction thereof - \$10.00

3. Heating, cooking equipment, cable heat and similar appliances.

- a. Outlet for single unit of 30 kw or less - \$35.00
- b. Each additional unit or outlet of 30 kw - \$10.00
- c. Cable heat: first unit, \$30.00; each additional unit \$10.00

4. Central heating and air conditioning units, electric furnaces, motors, and welders.

- a. Single unit, or group, not exceeding 5 motors whose total capacity does not exceed 1 hp, kw or kva - \$35.00
- b. Each unit which exceeds 1 hp, kw or kva - \$45.00

5. Service (meter equipment, feeders and sub-panels).

- a. Not over 225 amp - \$40.00
- b. Over 225 amp to 400 amp - \$50.00
- c. Over 400 amp to 1000 amp - \$75.00
- d. Over 1000 amp - \$100.00
- e. On replacement of services exceeding 5 meters - \$6.00 for each additional meter
- f. Pole construction service - \$40.00

6. Primary Transformers - Vaults, Enclosures & substations (each bank of transformers).

- 1 kw or 1 kva. = 1 hp
- a. Not over 200 hp - \$40.00

- b. Over 200 to 500 kva - \$50.00
- c. Over 500 kva - \$70.00

7. Other equipment

- a. Signs - \$30.00
- b. Protective signaling systems: First 15 devices - \$40.00; Each additional 5 devices - \$3.00
- c. Pneumatic circuits: First 2 circuits - \$50.00
Each additional circuit - \$3.00
- d. Smoke detectors - \$1.00 per detector.
- e. low voltage wiring - \$30.00 flat fee

8. Minimum fee - \$30.00

C. Residential fees

1. New construction

- a. One and two family dwelling units (including townhouses) not over 225 amps - \$125.00
- b. Multi-family apartments, condominiums and cooperatives - \$80.00 per dwelling unit.

2. Alterations and additions

- a. Rough wiring outlets (switches, lights, receptacles) including service up to 225 amps:
 - (i) 1 to 19 outlets - \$40.00
 - (ii) 20 outlets or more - \$50.00
- b. Fixtures:
 - (i) 1 to 19 outlets - \$40.00

- (ii) 20 outlets or more \$50.00
- c. Service only:
 - (i) up to 225 amp - \$35.00
 - (ii) 225-400 amp- \$45.00
- d. Appliances:
 - (i) first appliance outlet - \$25.00
 - (ii) each additional outlet - \$4.00
- e. Swimming pool - installation of motors, equipment (does not include lights or receptacles) - \$40.00
- f. Homeowner's installation (homeowner must pass competency exam and certify that the installation is done personally by such homeowner; Service installations are not permitted):
 - (i) 1 to 20 outlets and fixtures - \$25.00
 - (ii) over 20 outlets and fixtures - \$40.00

3. Minimum Fee - \$25.00

OTHER FEES- APPLICABLE TO ALL PERMIT TYPES

- A. Inspector Call Back - \$50.00 (unless otherwise provided herein)
- B. Investigation of working without any required permit: (unless otherwise provided herein)
 - (i) Owner performing work on residential property - \$100.00 plus permit fee
 - (ii) For all others - \$200.00 plus permit fee

SECTION 2. That this Resolution shall become effective on July 18, 2005.

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Resolution No. _____

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I hereby certify that the foregoing is a true and correct copy of a resolution
adopted by the Mayor and Council at its meeting of

Claire F. Funkhouser, CMC, City Clerk

**INSPECTION SERVICES DIVISION
SELECT PERMIT FEE COMPARISON
AND RECOMMENDATION**

FEE & PERMIT TYPE	Montgomery County	Gaithersburg	Rockville Current	Rockville Recommended	Anticipated Additional Revenue
New single family dwelling 5,000 sq. ft (building permit)	\$1,255.00 detached \$570.00 attached	\$1,100.00 attached or detached	\$600.00 attached or detached	\$900.00 attached or detached	\$16,000.00
New Commercial Building 150,000 sq. ft	\$138,365.00	\$33,000.00	\$22,500.00	\$30,000.00	\$30,000.00
Residential addition 500 sq. ft	\$186.00	\$200.00	\$120.00	\$180.00	\$18,000.00
Residential Decks 200 sq. feet	\$94.00	\$80.00	\$75.00 Minimum Fee	\$85.00 Minimum Fee	Included with additions
Master Electricians License	\$115.00	\$190.00 (2 years)	\$60.00	\$100.00	\$2,200.00
Heavy up electrical service and additional outlets & receptacles	\$76.00	\$65.00	\$30.00	\$50.00	\$4,000.00